

**City of Greensboro Planning Department
Zoning Staff Report and
Plan Amendment Evaluation
January 19, 2005 Joint Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: A -1 & A-2

Location: South side of Hicone Road west of McKnight Mill Road, east of US 29 North, and north of Burnette Drive

Applicant: Fellowship Hall, Inc.

Owner: Fellowship Hall, Inc.

From: County Zoning Agricultural, RS-30 and PI

To: City Zoning Conditional District – Public and Institutional

Conditions: 1) Uses limited to a specialty hospital and related ancillary uses.

SITE INFORMATION	
Max. Developable Units & Density	N/A
Net Density of Developable Land	N/A
Existing Land Use	Campus of Specialty Hospital
Acreage	100.85
Physical Characteristics	<i>Topography:</i> Rolling <i>Vegetation:</i> Mature Trees & Grass <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Low Residential/Moderate Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Gas Station/Convenience Store	Co HB
<i>South</i>	Scattered Single Family Detached Dwellings/Our Lord's Church/Vacant Land	AG
<i>East</i>	Scattered Single Family Detached Dwellings	Co RS-30, RS-30-MH & AG
<i>West</i>	Unity Holy Church and several Single Family Detached Dwellings/Hicone Road Exit Ramp from US 29	PI, AG & RS-30

ZONING HISTORY		
Case #	Year	Request Summary
N/A		

DIFFERENCES BETWEEN COUNTY AG, RS-30 & PI (EXISTING) AND CITY CD-PI (PROPOSED) ZONING DISTRICTS
<p>AG: Primarily intended to accommodate uses of an agricultural nature including farm residences and farm tenant housing. It also accommodates scattered nonfarm residences on large tracts of land. It is not intended for major residential subdivisions.</p> <p>RS-30: Primarily intended to accommodate low density single family detached dwellings on large lots in areas without access to public water and sewer services. The overall gross density will typically be 1.3 units per acre or less.</p> <p>PI: Primarily intended to accommodate mid- and large-sized public, quasi-public, and institutional uses which have a substantial land use impact or traffic generation potential. It is not intended for smaller public and institutional uses customarily found within residential areas.</p> <p>CD-PI: This original zoning proposal limits uses to a specialty hospital and related ancillary uses.</p>

TRANSPORTATION	
Street Classification	McKnight Mill Road – Minor Thoroughfare, Hicone Road – Major Thoroughfare.
Site Access	Existing.
Traffic Counts	None available.
Trip Generation	N/A.
Sidewalks	N/A.
Transit	No.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No, North Buffalo Creek
Floodplains	None
Streams	Main channel and 2 ponds on-line with the main channel require a 50' buffer on each side measured from top of bank, top of steep slope, or edge of contiguous wetlands (whichever produces a greater buffer). The first 15' of the buffer is undisturbed and the next 35' can have no occupied structures and a maximum of 50% BUA. There are also multiple other unclassified channels and a pond on the site. If perennial, they require the same buffer as the main channel.
Other	Site may require on-site detention to meet quantity ordinance.

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	N/A
South	N/A
East	N/A
West	N/A

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

POLICY 9A.5: Continue to link City-initiated annexations and approvals of annexation petitions for water/sewer extension policies regarding designated growth areas.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

Moderate Residential (6-12 d.u./acre): This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

Tier One (Current Growth Area): Where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued annexation and consolidation of the City's development pattern shall be encouraged over the next ten years.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: The western portion of this property is designated as Industrial and the eastern portion is designated as Rural Residential Agriculture on the Future Land Use Map of the Guilford County Northeast Area Plan.

COMPREHENSIVE PLAN ANALYSIS

Need for the Proposed Change:

This case involves an annexation, a rezoning to Conditional District-Public and Institutional, and an amendment to the Comprehensive Plan Generalized Future Land Use Map from the Low and Moderate Residential classifications to Institutional. A specialty hospital located on the property since 1971 has plans for an expansion from 48 beds to 60 beds.

Effect of the proposed Change on the Need for City Services and Facilities (e.g. roadway level of service, traffic counts, planned road improvements, transit, accidents statistics, and environmental constraints such as; location within a Water Supply Watershed, floodplain, streams):

The property is currently served by City water and can be served by sewer, at the owner's expense. A new City lift station for sewer has been installed about a mile to the south. This property drains in that direction, but via a petition annexation the City does not assume any obligation to construct a sewer line to this property.

Provision of other City services would be similar to their provision to the already-annexed properties farther out.

The property is located at the southeast corner of the US29 and Hicone Road interchange. This interchange is scheduled to be reconfigured as part of the construction of the northeast section of the Urban Loop. Dunstan Road which parallels US29 on the east side will need to be realigned as part of this project. The construction is tentatively scheduled to start in 2009.

The subdivision that abuts the property to the south (including Burnette Drive and Arvid Drive) has been platted, but it is still undeveloped.

Implications, if any, the Amendment may have for Other Parts of the Plan:

Staff does not feel that the amendment will have any negative implications on other parts of the plan because the change in land use to Institutional is acknowledging a stable land use that already exists and simply wants to expand. The use currently appears to be in harmony with its surroundings.

This property is in the Tier One (Current Growth Area) as identified in Connections 2025 and therefore growth is supported in this area.

Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3):

A utility agreement and annexation petition covering about ¾ of this property was reviewed by the Planning Board in August 2004 and recommended to City Council. Subsequently, Fellowship Hall's attorney informed the City that they owned additional land and would like all their property to be annexed at one time. A regular annexation petition has now been submitted for all of their property.

STAFF COMMENTS

Planning: At its December 15, 2004 meeting, the Greensboro Planning Board voted unanimously to recommend annexation of this property.

This property is about a mile driving distance from the primary city limits, but it lies closer to the center of the City than the Reedy Fork development and the industrial area near Bryan Park, both of which are already inside the city limits.

This property contains the campus of a specialty hospital (drug and alcohol treatment center). Public and Institutional permits such specialty hospitals whereas residential zoning does not. The proposed CD-PI is consistent with the existing use of the property and the majority of the property is currently zoned PI under county zoning. With the exception of a portion of the southeastern corner of the property which is currently zoned AG and RS-30-MH in the county, this is primarily a simple conversion from county PI zoning to city CD-PI zoning.

The change in land use classification is warranted due to the fact that it will not have any negative effects on other parts of the plan. The use currently exists, it is located in Tier One, and it is currently being served by water and can easily be served by sewer, at the owner's expense.

GDOT: No additional comments.

Water Resources: Site may potentially have wetlands. If any disturbance to wetlands/ponds is proposed and/or any stream crossing is proposed permits will have to be obtained from the state and corps of engineers prior to construction.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval of the rezoning and the Comprehensive Plan Amendment.